

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W9d



MEMORANDUM

Prepared September 27, 2006 (for October 11, 2006 Hearing)

To: Coastal Commissioners and Interested Persons

From: Steve Monowitz, District Manager
Michael Watson, Coastal Program Analyst

Subject: Request to extend the time limit for processing City of Pismo Beach Local Coastal Program Major Amendment Number 2-06 (Secondary Dwelling Units).

Central Coast District staff has received a Local Coastal Program (LCP) Amendment request from the City of Pismo Beach that proposes to revise the LCP's Secondary Dwelling Unit ordinance contained in the Coastal Implementation Plan (IP).

Coastal Act Section 30510 provides that a proposed LCP (or LCP amendment) submittal must contain materials sufficient for a thorough and complete review. Once that requirement is satisfied, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days. Central Coast District staff received the LCP amendment package from the City on July 11, 2006. The amendment request was subsequently filed on August 15, 2006. The 60th day falls on October 14, 2006. Coastal Act Section 30517 allows the Commission to extend, for good cause, the applicable time limit for a period not to exceed one year. In this case, the amendment presents issues regarding LUP consistency that have yet to be resolved. An extension of the 60-day timeframe for processing IP amendments is needed to allow for further review and consultation with the City regarding possible amendment modifications. A one-year extension results in a new deadline for Commission action of October 14, 2007, although staff believes that this matter will be resolved well before the new deadline. It has generally been the Commission's practice to extend such deadlines for a full year as provided by the Coastal Act to allow for flexibility in hearing scheduling (including to accommodate any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting scarce staff resources. Therefore, staff requests an extension of time not to exceed one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 60-day time limit for a period not to exceed one year.

Motion. I move that the Commission extend the 60-day time limits to act on the City of Pismo Beach Local Coastal Program Amendment Number 2-06 (Secondary Dwelling Units) for a period not to exceed one year.

Staff Recommendation. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.



California Coastal Commission

October 11, 2006 Meeting in Long Beach

Staff: Michael Watson Approved by

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